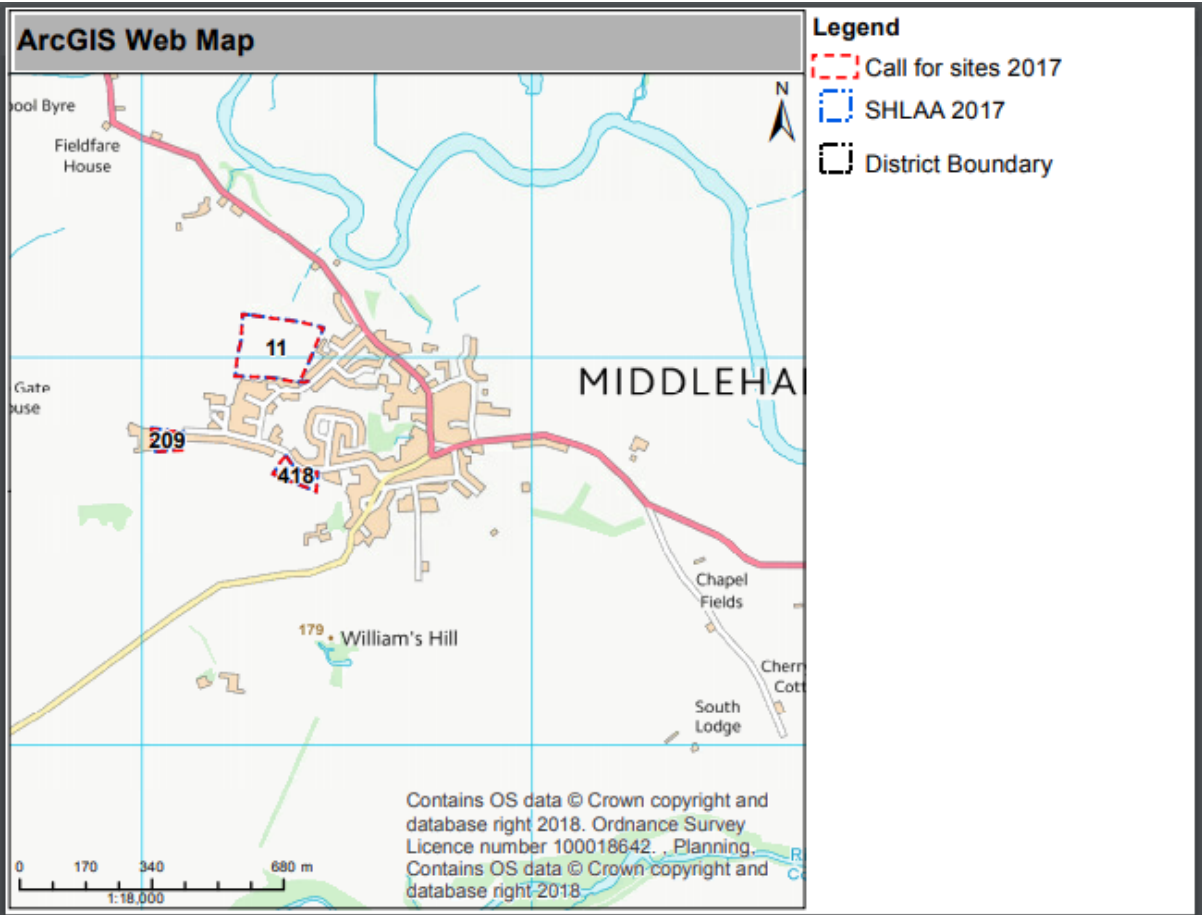
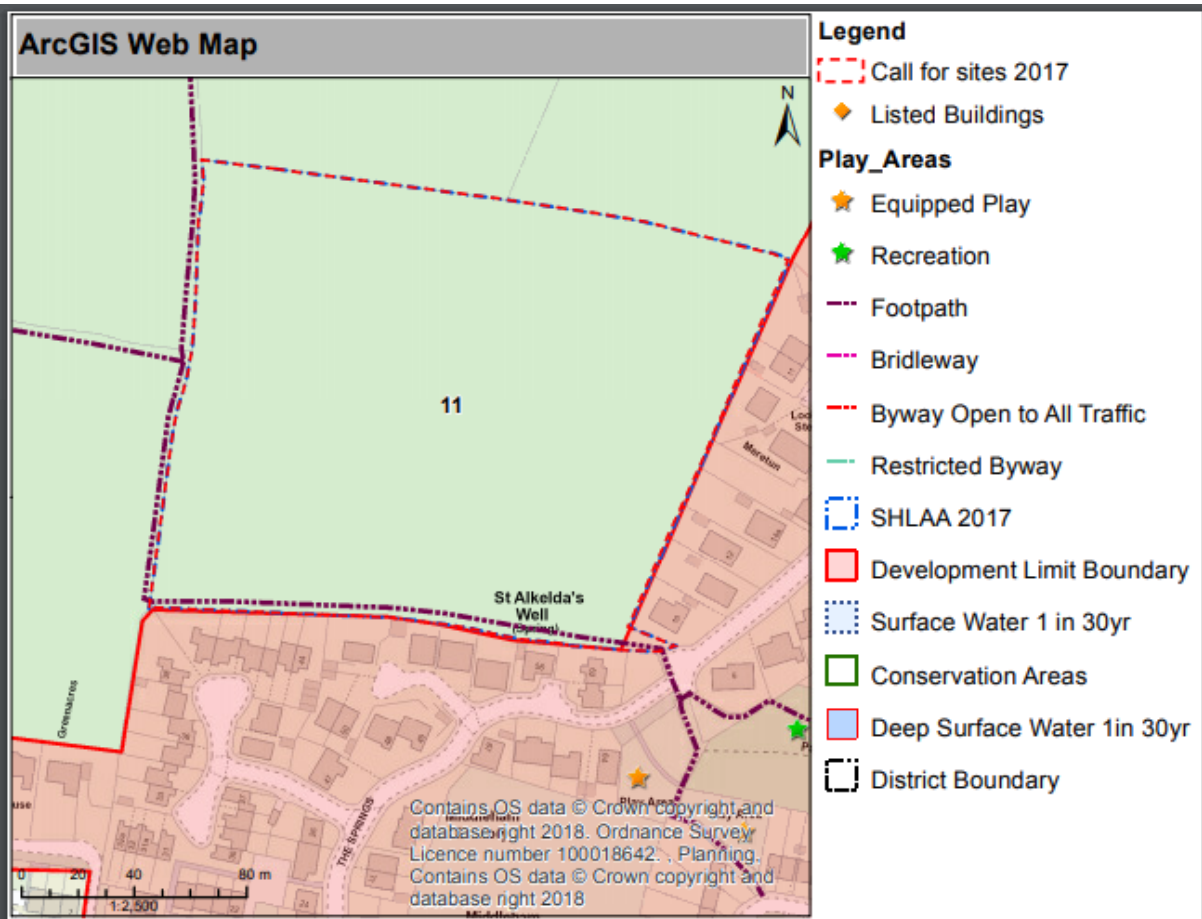
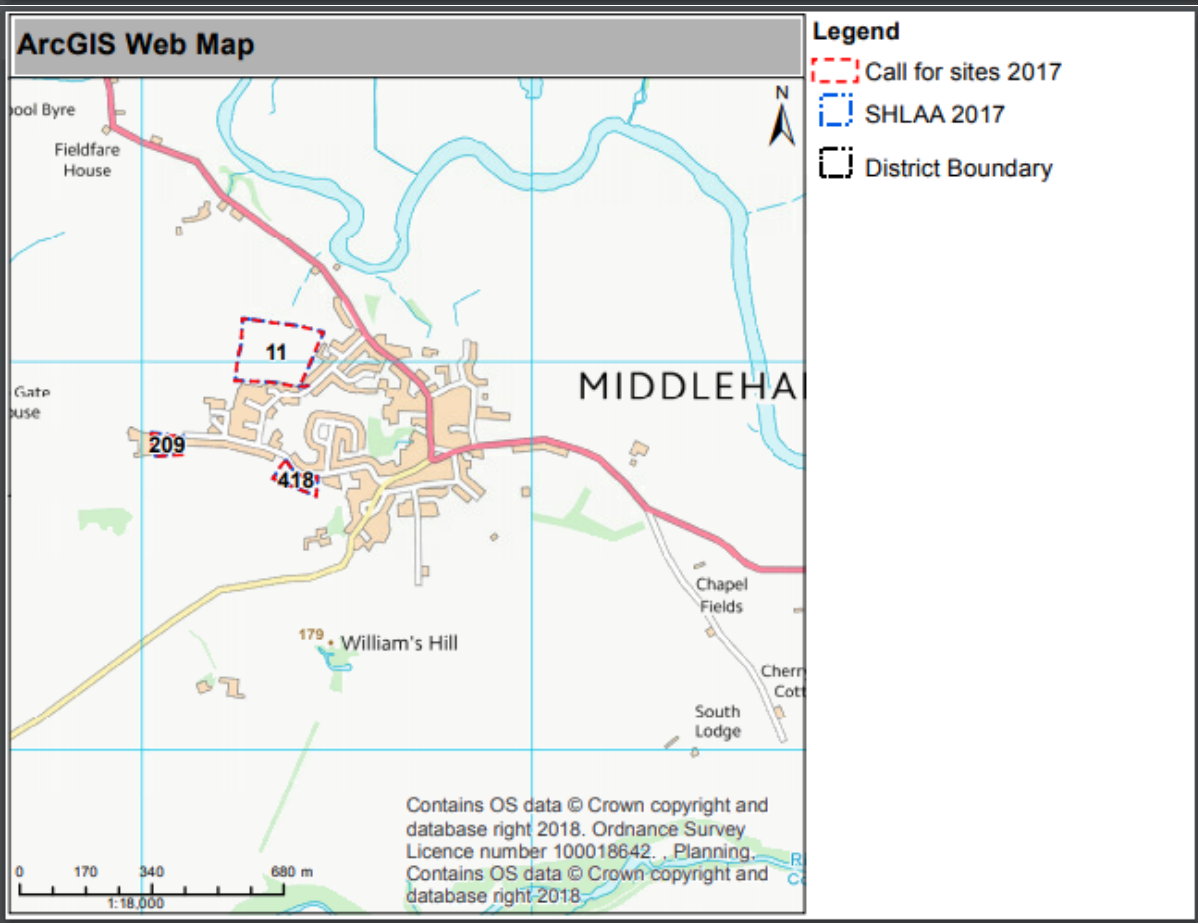
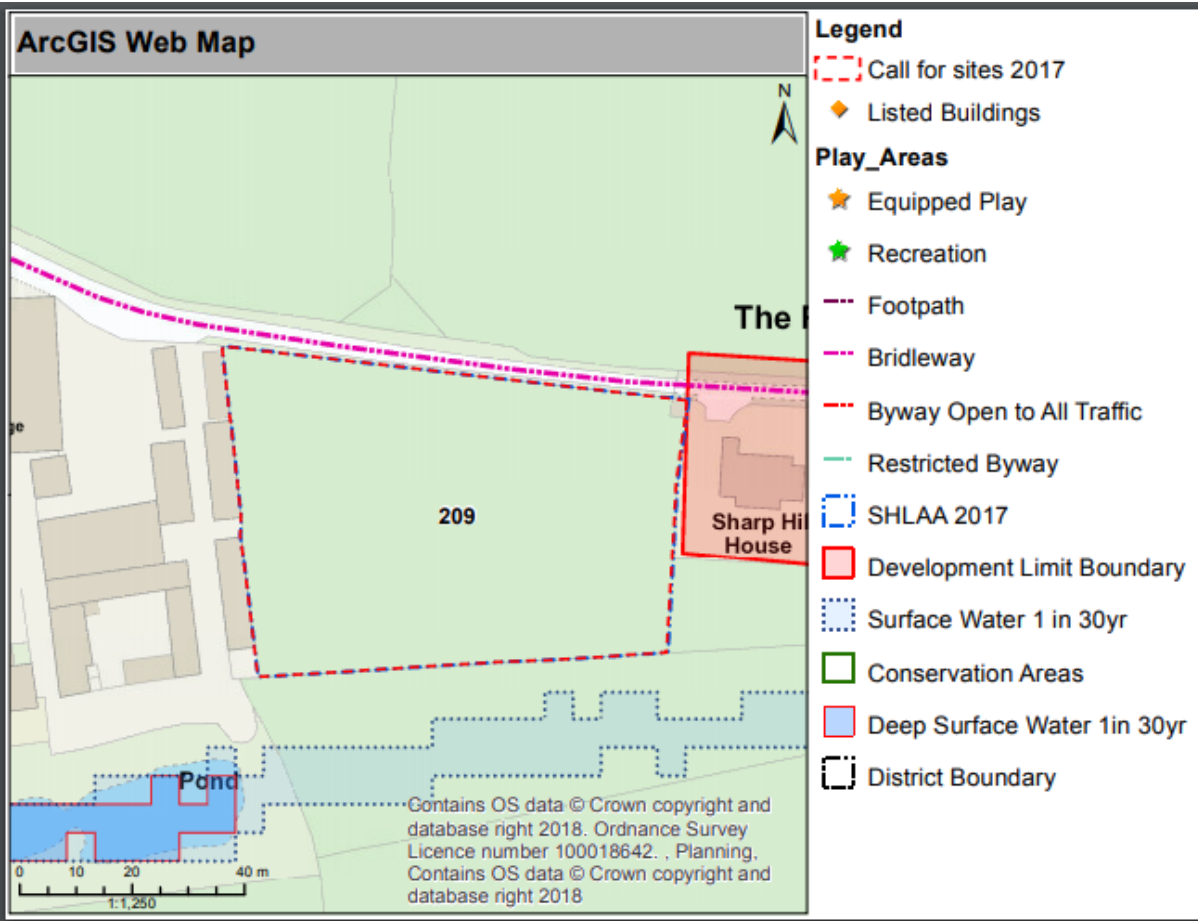


Site Reference	11			
Site Name & Location	Land at St Alkelda's, Middleham, Leyburn, North Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Site is currently agricultural grazing.</p> <p>North – Agricultural Grazing, East – Housing South – Housing West – Agricultural grazing.</p> <p>17/00558/OUT - Outline Planning Permission with All Matters Reserved for Proposed Residential Development (Up to 55 Dwellings)(As Amended by Revised Details) – Awaiting Decision</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is adjacent to existing development limit. Site is sloping quite steeply south to north. Trees and hedgerows along existing boundaries. St Alkelda's Well located on southern boundary.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services are likely to be available from nearby housing. Widening of existing field access from St Alkelda's Road using separately owned property (currently houses and gardens) will be required. Public footpath along southern and western boundary. Power line crosses site.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in multiple ownership who are all actively making available for development.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Additional costs likely to be associated with moving/incorporating power line, establishing an appropriate access and taking in to account topography of site. No known developer interest although site is being actively promoted.			
Overall Deliverability and Developability	0-5 Years	6-10 Years	11-15 Years	Discounted
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site is adjacent to existing development limit (CP4) and is developable for an appropriate scale of development if an appropriate access which is satisfactory to the highways authority can be achieved.				

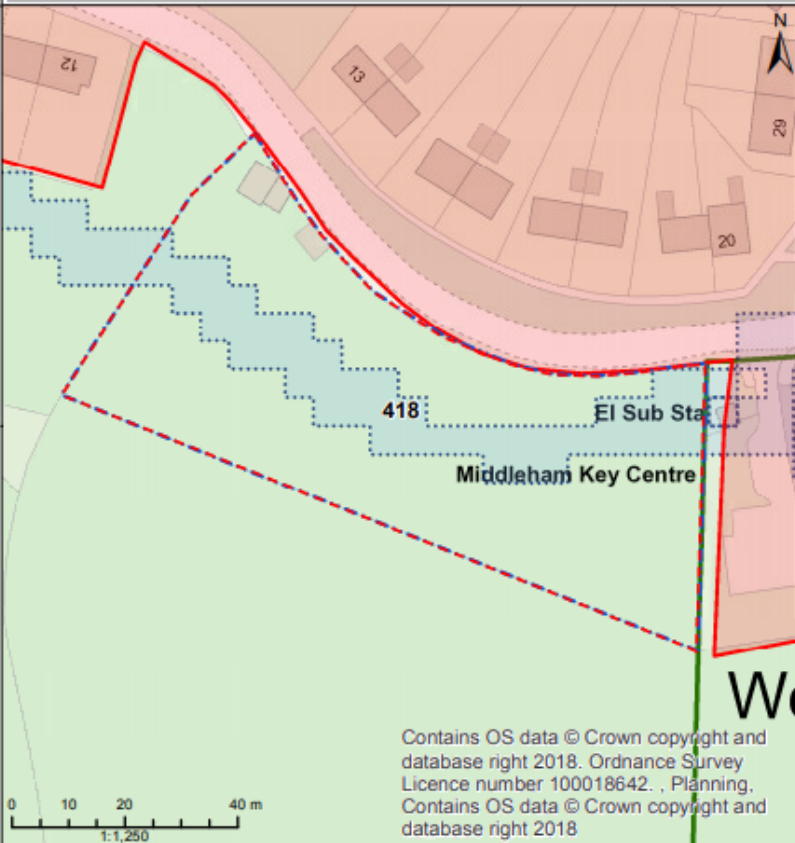


Site Reference	209			
Site Name & Location	Land at Sharp Hill, Park Lane, Middleham, Leyburn, North Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Site is currently agricultural grazing. North – Agricultural Grazing, East – Housing and Gardens, South – Housing & Gardens, Agricultural Grazing, West – Agricultural grazing & Farmland.</p> <p>16/00921/FULL - Full Planning Permission for Seven Dwellings Including Associated Drives and Parking - Approved 01 Nov 2017.</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is suitable for development with full planning permission granted. Development has commenced on site.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Site is suitable for development with full planning permission granted. Development has commenced on site.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is suitable for development with full planning permission granted. Development has commenced on site.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is suitable for development with full planning permission granted. Development has commenced on site.			
Overall Deliverability and Developability	0-5 Years <input checked="" type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	This site is within existing development limits and has been granted planning permission for the erection of 7 dwellings. Development has commenced on site.			



Site Reference	411			
Site Name & Location	Land West of Key Centre, Middleham			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Agricultural Field</p> <p>10/00577/FULL Full Planning Permission for Proposed Barn Conversion (Revised Scheme) – Approved September 2010</p> <p>North – Park Lane Road, Housing East – Middleham Key Centre South - Open countryside West – Field and Housing</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Adjacent to existing development limit (CP4). Surface water (1 in 30 years) runs through the middle of the site. Adjacent to Middleham conservation area. Site looks to be relatively flat. Overhead power lines run across the south eastern end of the site.</p>			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>Services are likely to be available onsite or from nearby housing. Access to the site may be more problematic with regards to visibility splays.</p>			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	-			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	<p>Some costs may be incurred in relation to the potential need to relocate the existing overhead power lines. No known developer interest.</p>			
Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>This site is located adjacent to the existing development limit of Middleham (CP4). The site may be developable for an appropriate scale of development reflecting the location, subject to the achievement of a suitable access and the capacity of the existing road network, the potential relocation of the existing overhead power lines, appropriate surface water mitigation measures and consideration given to the site's adjacency to the conservation area.</p>			

ArcGIS Web Map

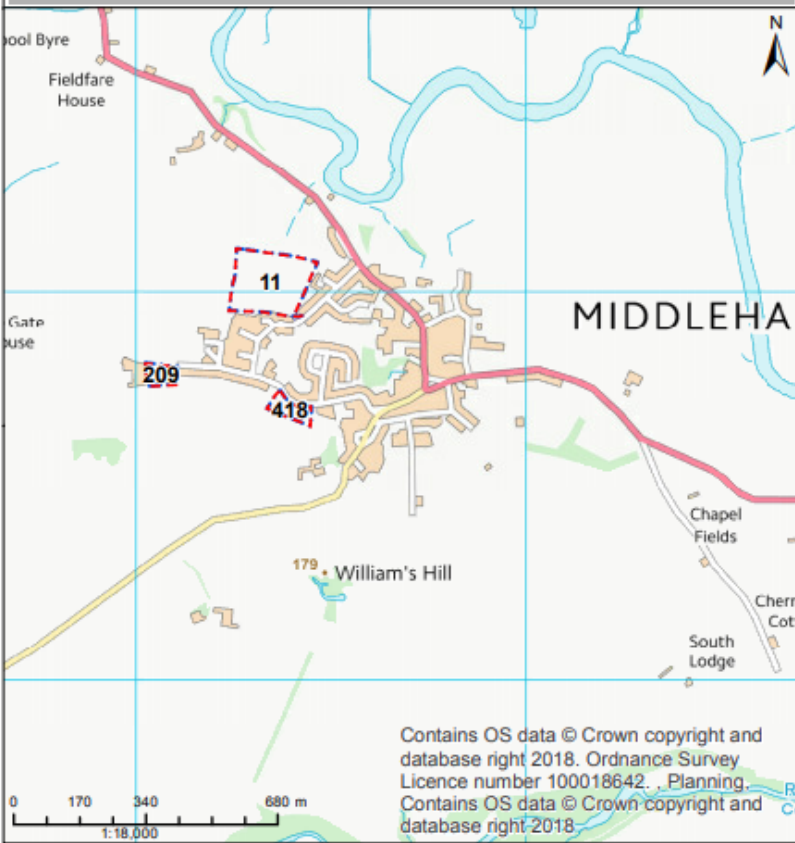


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Legend

- Call for sites 2017
- ◆ Listed Buildings
- Play_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- ⋯ Bridleway
- - - Byway Open to All Traffic
- ⋯ Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Conservation Areas
- Deep Surface Water 1 in 30yr
- District Boundary

ArcGIS Web Map



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Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary